

**AN ORDINANCE OF THE BOROUGH OF RUMSON TO AMEND
CHAPTER XXII “DEVELOPMENT REGULATIONS”, SECTION 22-5
“ZONING DISTRICT REGULATIONS”, TO CREATE A RESIDENTIAL ZONE ALSO
KNOWN AS THE AFFORDABLE HOUSING RESIDENTIAL-6 ZONE DISTRICT (AHR-6)**

BE IT ORDAINED by the Mayor and Council of the Borough of Rumson, in the County of Monmouth and State of New Jersey that Chapter XXII (Development Regulations) of the Code of the Borough of Rumson is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to Amend *Chapter XXII* of the *Development Regulations* to add Section 22-5 (Zoning District Regulations) Subsection 22-5.24 Affordable Housing Residential-6 Zone (AHR-6) District as an additional district and provide zoning requirements.

In any instance in which these regulations and standards do not address a particular land development control, or when specific reference to the Land Development Ordinance is made, the standards of the Development Regulations shall apply:

SECTION 1

That Chapter XXII, Development Regulations, Section 22-5 (Zoning District Regulations) Subsection 22-5.24 Affordable Housing Residential-6 Zone (AHR-6) District shall be added as follows:

Chapter 22-5.24. Affordable Housing Residential-6 (AHR-6) District

A. Applicability.

The use, bulk, design and performance standards of the AHR-6 District shall supersede the zoning provisions of the Rumson Borough General Ordinances and the Development Regulation Ordinance (Chapter XXII).

B. Purpose.

The AHR-6 Zoning District is intended to provide for the development of 100% affordable dwelling units. The AHR-6 District is being created to implement the First Amendment to the January 16, 2020 Settlement Agreement between the Borough of Rumson and Fair Share Housing Center December 18, 2020.

C. Permitted Uses. Permitted principal uses and structures. The following principal uses and structures shall be permitted in the AHR-6 District.

1. Two Single Family Dwellings to include:
 - a. One 100% Affordable Rental Single Family Dwelling; and
 - b. One 100% Affordable Alternative Arrangement Dwelling.

D. Accessory Uses Permitted. The following accessory uses and structures shall be permitted in the AHR-6 District:

1. Fences and walls.
2. Off-street parking including stand-alone garages.

E. Maximum Building Height.

1. Maximum building height for the principal structures shall not exceed 35 feet in height and two and a half (2 ½) stories.
2. Maximum building height for the stand-alone garage buildings shall not exceed 16 feet in height and one (1) story.

- 3. Any roof type occupying five (5%) percent or more of the roof area shall be subject to the height limitation of the particular roof type, otherwise the predominant roof type shall control.
- 4. The following shall apply to properties located within a FEMA mapped Special Flood Hazard Area:
 - a. Within all areas of special flood hazards as set forth in subsection 17-3.2, Basis for Establishing Areas of Special Flood Hazard, or in subsection 17-4.3b., Use of Other Base Flood Data, the maximum ridge height shall be measured from the FEMA Base Flood Elevation or Advisory Base Flood Elevation, whichever is greater.
 - b. Existing homes within all areas of special flood hazards as set forth in subsection 17-3.2, Basis for Establishing Areas of Special Flood Hazard, or in subsection 17-4.3b., Use of Other Base Flood Data being elevated to comply with subsection 17-6.2, Specific Standards are exempt from maximum ridge and eave height requirements.

F. Area and Yard Requirements.

The following area and bulk regulations shall apply:

- | | |
|---|---------|
| 1. Maximum number of dwelling units: | 2 |
| 2. Maximum building coverage: | 35% |
| 3. Maximum impervious coverage: | 65% |
| 4. Minimum front yard setback: | 15 feet |
| 5. Minimum side yard (west side) setback: | 2 feet |
| 6. Minimum side yard (east side) setback: | 6 feet |
| 7. Minimum rear yard setback: | 15 feet |

SECTION 2

Chapter XXII (Development Regulations Zoning Map appendix) is hereby amended to add the Affordable Housing Residential-6 (AHR-6) District for Block 50, Lot 7.

SECTION 3

All Ordinances or parts of Ordinances inconsistent with this Ordinance if held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5

The Borough Clerk is hereby directed, upon adopt of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S.40:49-2.1.

SECTION 6

This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.

Introduced: November 9, 2021.

Passed and Approved:

I hereby approve of the
passing of this ordinance.

Joseph K. Hemphill
Mayor

Attest:

Thomas S. Rogers
Municipal Clerk/Administrator